



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**JUNE 11, 2003**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 APPROVED, 7-0; MOTION COMMISSIONER HEITEL**

1. May 28, 2003

**EXPEDITED AGENDA**

**ITEM 2 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL;  
COMMISSIONER GULINO ABSTAINING**

2. 3-UP-2003 (Flickas Cantina) request by Land Development Services, applicant, Richard Funkey, owner, for a conditional use permit for Live Entertainment on a 1 +/- acre parcel located at 2003 N Scottsdale Road with Highway Commercial (C-3) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Tom Rief, 480-946-5020.**

Comments: This request is for a conditional use permit for Live Entertainment.

**ITEM 3 MOVED TO REGULAR AGENDA**

**ITEM 3 CONTINUED TO JUNE 25, 2003, 5-2; MOTION COMMISSIONER STEINBERG;  
COMMISSIONER GULINO AND COMMISSIONER NELSEN DISSENTING**

3. 4-UP-2003 (5th Avenue Parking) request by City of Scottsdale, applicant/owner, for a municipal use master site plan for a parking garage on a 1.6 +/- acre parcel located at 7143 E 5th Avenue with Central Business (C-2) zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Madeline Clemann, 480-312-2732.**

**ITEM 4 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER STEINBERG**

4. 6-UP-2003 (Mountainside Fitness Express) request by James Elson Architect, applicant, BWE 2000 LLC, owner, for a conditional use permit for a health studio in a portion of the 11.96 +/- acre parcel located at 9181 E Bell Road with Industrial Park (I-1) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is James Elson, 480-515-9332.**

**ITEM 5 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER SCHWARTZ**

5. 6-AB-2003 (Abandonment Of ROW) request by Mirage Investments, applicant, Jonathan Lurie, Evan Lurie & Justin Lurie, owners, to abandon the south 15 feet of the Black Mountain Road right-of-way and the south 445 feet of the west 20 feet of the 40 Feet N 81st Street right-of-way that abuts the subject property. Staff contact person is Pete Deeley, 480-312-2554. **Applicant contact person is Barry Markham, 602-577-3521.**

## SCOTTSDALE PLANNING COMMISSION

JUNE 11, 2003

PAGE 2

### REGULAR AGENDA

#### **ITEM 6 RECOMMENDED FOR APPROVAL AS AMENDED, 7-0; MOTION COMMISSIONER SCHWARTZ**

6. 9-UP-2003 (Old Town Parking) request by City of Scottsdale, applicant/owner, for a municipal use master site plan for a parking garage on a 2.45 +/- acre parcel located at 7335 E Main Street with Central Business (C-2) and Highway Commercial (C-3) zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Corey Lew, 312-7769.**

Comments: This request is for a municipal use master site plan for the development of the Old Town Parking Garage.

#### **ITEM 7 MOVED TO EXPEDITED AGENDA**

#### **ITEM 7 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER SCHWARTZ; COMMISSIONER GULINO ABSTAINING**

7. 4-ZN-2003 (Camelback Rezone) request by Land Development Services, applicant, Mindy Dow Productions, Andrew Charvoz & George Frances, owners, to rezone from Single Family Residential (R1-7) to Service Residential (S-R) on a 19,950 square feet area located at 7536, 7542 & 7548 E Camelback Road. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Tom Rief, 480-946-5020.**

Comments: This request is to rezone to allow professional offices.

#### **ITEM 8 RECOMMENDED FOR APPROVAL AS AMENDED, 5-2; MOTION COMMISSIONER HEITEL; COMMISSIONER NELSEN AND COMMISSIONER SCHWARTZ DISSENTING**

8. 1-TA-2003 (Downtown Overlay and Related Amendments) request by City of Scottsdale, applicant, to amend City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article I., Administration and Procedures., Section 1.403. Additional conditions for specific conditional uses., Article III., Definitions.; Section 3.100 General.; Article V., District Regulations., Section 5.3002. Conflict with other sections., Article IX., Parking and Loading Requirements., Section 9.104. Programs and incentives to reduce parking requirements., and Section 9.108 Special parking requirements in districts., and to add Article VI., Supplementary Districts.; Section 6.1200., (DO) DOWNTOWN OVERLAY. The Downtown area is generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Applicant/Staff contact people are Randy Grant, 480-312-7995, and Monique De Los Rios-Urban, 480-312-7898.**

AND

#### **ITEM 9 RECOMMENDED FOR APPROVAL, 5-2; MOTION COMMISSIONER HEITEL; COMMISSIONER NELSEN AND COMMISSIONER SCHWARTZ DISSENTING**

9. 5-ZN-2003 (Downtown Overlay) request by City of Scottsdale, applicant, to apply the Downtown Overlay (DO) zoning to 750 +/- acres known as the Downtown area and generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Applicant/Staff contact person is Monique De Los Rios-Urban, 480-312-7898.**

Comments: The primary purpose of the Downtown Overlay is to create new opportunities for the development or expansion of properties that do not have (D) Downtown zoning.

### WRITTEN COMMUNICATION

**ADJOURNMENT APPROXIMATELY 9:15 PM**

**SCOTTSDALE PLANNING COMMISSION**

**JUNE 11, 2003**

**PAGE 3**

David Gulino, Chairman  
Eric Hess  
Tony Nelssen  
James Heitel

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffery Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.